



TELECOMMUNICATION ANTENNAS COLUMBUS ZONING CODE

Growth in the wireless telecommunication industry, encouraged by the federal Telecommunication Act of 1996 and the development of new technologies, has resulted in an increase in the number of applications for zoning variances for the installations of the required transceiving facilities.

As consumer demand increases for wireless services, and as new and varied services come online, the need for transceiving facilities and sites will also increase. These code changes and additions allow wireless service providers to expand and increase their network's capacity while encouraging thoughtful location and placement of these new facilities.

These code changes and additions provide for the location of monopole antennas in certain zoning districts with specific standards, including encouragement for the collocation of antennas, while also allowing some flexibility for the placement of antennas up to 20 feet in height on existing legal structures to limit the number of future monopole antenna sites needed.

To supplement the Columbus City codes, 1959, by enactment of new sections in Chapter 3303 to add zoning definitions; to enact new sections in Chapters 3332, 3333, 3349, and 3351 to allow rooftop telecommunication installations; to enact new sections in chapters 3353, 3357, 3363, 3365, and 3367 to allow for the location of monopole telecommunication antennas and rooftop antennas; and to enact a new section in chapter 3389 to require a special permit for monopole telecommunication antennas in historic districts.

The Columbus City Code Amended to read as follows:

3303.13 Definitions: Letter M.

"Monopole telecommunication antenna" means the combination of a single tubular or rod-shaped support structure and transceiving devices, including, but not limited to, panel and whip antennas, used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish, or erector-style antennas.

3303.16 Definitions: Letter P.

"Panel antenna" means the combination of a rectangular panel not to exceed two (2) feet wide by six (6) feet tall by six (6) inches deep and any associated support structure used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish, or erector-style antennas.

3303.18 Definitions: Letter R.

"Rooftop telecommunication installation" means panel and/or whip antennas and associated equipment cabinets, mounted as not to exceed twenty (20) feet above the supporting structure's height, used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish, or erector-style antennas and/or their support structures.

3303.23 Definitions: Letter W.

"Whip antenna" means the combination of a cylindrical or rod-shaped device not to exceed three (3) inches in diameter and twenty (20) feet in length and any associated support structure used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish or erector-style antennas.



3309.142 Height District exceptions.

The following exceptions to C.C. 3309.14 shall be permitted:

(A) 35- and 60-foot Height Districts. In a 35-foot height district or a 60-foot height district, any portion of a building (excluding free-standing antennas or monopoles) may be erected to a height in excess of the respective height limits as specified in C.C. 3309.14 provided that: in an institutional, commercial or manufacturing district such portion of such building is set back from all required set back lines one (1) foot for each one (1) foot of such additional height; and in a residential or an apartment residential district such portion of such building is set back from all required set back lines two (2) feet for each one (1) foot of such additional height.

(B) 110- and 200-foot Height Districts. In a 110-foot Height District or a 200-foot height district any portion of a building (excluding free-standing antennas or monopoles) may be erected to a height in excess of the respective height limits as specified in C.C. 3309.14 provided that such portion of such building is set back from all required set back lines one (1) foot for each two (2) feet of such additional height.

(C) Rooftop telecommunication installations not taller than twenty (20) feet for receiving or transmitting wireless telecommunications and not regulated by C.C. 3309.145 may, where concealment inside the existing structure is not possible, be erected on:

a. Buildings or structures sixty (60) feet or more in height in a residential or apartment zoning district as allowed by code without regard to additional set back requirements of the underlying height district,

b. Buildings or structures fifty (50) feet or more height in all other zoning districts as allowed by code without regard to additional set back requirements of the underlying height district.

The following provision shall apply:

1. At no time shall any antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, matched to the supporting building or structure's exterior color and finish to appear unobtrusive.

2. If the building or structure is listed on the Columbus Register of Historic Properties, or is included in an architectural review commission area, the antenna's placement shall be subject to approval by the appropriate architectural review commission. (Ord. 552-88; Ord. 90-98 § 5.)

3333.355 Rooftop telecommunication installation.

A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure sixty (60) feet or more in height provided that it is in accordance with C.C. 3309.142(C). All support equipment shall be housed in an existing legal structure. (Ord. 90-98 § 6 (part).)

3349.037 Rooftop telecommunication installation.

A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 6 (part).)

3351.015 Rooftop telecommunication installation.

A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 6 (part).)



3353.013 Telecommunication antennas.

A. Monopole telecommunication antennas are permitted uses in the C-2 commercial district except in the following locations, where a special permit is required:

(1) Any property or parcel listed on the Columbus Register of Historic Properties or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

(a) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

(b) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five (5) foot high, seventy-five (75) percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back two hundred (200) percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. 3342.28 and C.C. 3309.14 up to a maximum height of:

a. One-hundred (100) feet if built for one (1) or more providers.

b. One-hundred-fifty (150) feet if built for two (2) or more providers.

6. Within one hundred eighty (180) days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 7 (part).)

3357.015 Telecommunication antennas.

A. Monopole telecommunication antennas are permitted uses in the C-5 commercial district except in the following locations, where a special permit is required:

(1) Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:



(a) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

(b) Affidavits have been submitted by the applicant and been placed on file with the development regulation administrator attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five (5) foot high, seventy-five (75) percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back two hundred (200) percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. 3342.28 and C.C. 3309.14 up to a maximum height of:

a. One-hundred (100) feet if built for one (1) or more providers.

b. One-hundred-fifty (50) feet if built for two (2) or more providers.

6. Within one hundred eighty (180) days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 7 (part).)

3363.175 Telecommunication antennas.

A. Monopole telecommunication antennas are permitted uses in the M-manufacturing district except in the following locations, where a special permit is required:

(1) Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

(a) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

(b) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures within one-hundred (100) feet of a nonmanufacturing district or a public right-of-way shall be screened and buffered and may be enclosed by a



security fence. The buffer shall contain hedges or other plants that provide a five (5) foot high, seventy-five (75) percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back two hundred (200) percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. 3342.28 and C.C. 3309.14 up to a maximum height of:

- a. One-hundred (100) feet if built for one (1) or more providers.
- b. One-hundred-fifty (150) feet if built for two (2) or more providers.
- c. Two-hundred (200) feet if built for three (3) or more providers.

6. Within one hundred eighty (180) days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 7 (part).)

3365.085 Telecommunication antennas.

A. Monopole telecommunication antennas are permitted uses in the M-1 manufacturing district except in the following locations, where a special permit is required:

(1) Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

(a) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

(b) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures within one-hundred (100) feet of a nonmanufacturing district or a public right-of-way shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five (5) foot high, seventy-five (75) percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.



4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back two hundred (200) percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. 3342.28 and C.C. 3509.14 up to a maximum height of:

- a. One-hundred (100) feet if built for one (1) or more providers.
- b. One-hundred-fifty (150) feet if built for two (2) or more providers.
- c. Two-hundred (200) feet if built for three (3) or more providers.

6. Within one hundred eighty (180) days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 7 (part).)

3367.085 Telecommunication antennas.

A. Monopole telecommunication antennas are permitted uses in the M-2 manufacturing district except in the following locations, where a special permit is required:

(1) Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

(a) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

(b) Affidavits have been submitted by the applicant and placed on file with the development regulation administrator attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures within one-hundred (100) feet of a nonmanufacturing district or a public right-of-way shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five (5) foot high, seventy-five (75) percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back two hundred (200) percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. 3342.28 and C.C. 3309.14 up to a maximum height of:

- a. One-hundred (100) feet if built for one (1) or more providers.
- b. One-hundred-fifty (150) feet if built for two (2) or more providers.



c. Two-hundred (200) feet if built for three (3) or more providers.

6. Within one hundred eighty (180) days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure fifty (50) feet or more in height provided that it is in accordance with C.C. 3309.142(C). (Ord. 90-98 § 7 (part).)

3389.14 Monopole telecommunication antennas.

A. The siting of a monopole telecommunication antenna requires a special permit to be located in any of the following areas:

(1) Any property or parcel listed on the Columbus Register of Historic Properties, or that is included in an architectural review commission area, and that is zoned C-2, C-3, C-4, C-5, M, M-1 or M-2.

B. The board of zoning adjustment shall grant a special permit only when it finds that the following conditions and standards have been met:

1. Affidavits have been submitted by the applicant and placed on file with the board of zoning adjustment attesting to the lack of any reasonable alternative, including collocation and concealment to the construction of the monopole antenna as well as documentation of this finding.

2. Affidavits have been submitted by the applicant and placed on file with the board of zoning adjustment attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna.

3. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five (5) foot high, seventy-five (75) percent opaque screen. Existing vegetation and topography can be used as part of this screening.

4. At no time shall any antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

5. The base of all monopole telecommunication antenna sites and associated support structures shall be set back two hundred (200) percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

6. Monopole telecommunication antennas shall be exempt from C.C. 3342.28 and C.C. 3309.14 up to a maximum height of:

a. One-hundred (100) feet if built for one (1) or more providers.

b. One-hundred-fifty (150) feet if built for two (2) or more providers.

7. Within one hundred eighty (180) days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107. (Ord. 90-98 § 8.)